

**TRANSPORTATION ADVISORY BOARD
MINUTES**

Thursday, June 2, 2016

BOARD MEMBERS PRESENT

Colleen Barclay, Chair
Kurt Štolka
Linda Haac
Diana McDuffee, Vice Chair
Rob Dow
Derek Powers
Bethany Chaney, Aldermen Liaison

STAFF PRESENT

Jeff Kleaveland

BOARD MEMBERS ABSENT

John Nicopoulos

GUESTS

Jack Smyre.

I. Call to order

Barclay called the TAB meeting to order at 9:23 pm.

II. Approval of Minutes (May 19th, 2016)

Dow moved to approve the minutes with a minor spelling correction; Štolka seconded the motion. All voted in favor.

III. Discussion of Inara Court text amendment & project-rezoning

TAB members discussed the Inara Court (102 & 104 Fidelity) project rezoning and text amendment proposals. Štolka favored the concept when it contained 14 units; Dow felt the price point (around \$350k) was too expensive. Staff explained the two recommendations needed by the TAB: 1) for the text amendment allowing a smaller minimum lot size for the R-2 CZ district, and, 2) a zoning map amendment to rezone the property to R-2 CZ. The group broadly discussed the proposal in the broader context of urban design. The group then voted:

- 1) For the recommendation adopting the text amendment (lowering the minimum lot size), along with the recommendation's required findings (the "no-conflict of interest" confirmation and the "consistency with Town Policy" findings): Štolka moved to approve, Dow seconded. All voted in favor (6)
- 2) For the recommendation formally rezoning (102 & 104 Fidelity) to R-2 CZ, along with the recommendation's required findings (the "no-conflict of interest" confirmation and the "consistency with Town Policy" findings): Dow move to approved, McDuffee seconded.

Five (5) in favor, one (1) objecting (Štolka) on the basis that higher density should be proposed for the property.

The two formal recommendation documents are attached herein.

IV. Discussion of Lloyd Farm text amendment & project-rezoning

TAB members discussed the Lloyd Farm project-rezoning & text amendment proposals. Staff explained the two recommendations needed by the TAB: 1) for the text amendments allowing alterations to the B-4 CZ district and, 2) a zoning map amendment to rezone the Lloyd Farm property to B-4 CZ. The group broadly discussed the traffic impacts on the adjacent streets. Dow didn't have a strong sense as to how the development would impact the adjacent neighborhood; in light of this, Mr. Smyre presented to the group the most recent TIA which had just been completed.

While there wasn't time to fully analyze the TIA, Mr. Smyre's interpretation was that there was not projected a high level of traffic increase on the adjacent residential streets. Štolka suggested that if NC 54 commuter traffic is the primary customer, increases to the adjacent streets would be relatively small. To this McDuffee and Haac described how the new stores could have features that would attract more traffic from Carrboro residents from the surrounding neighborhoods thereby increasing cut through traffic in the neighborhoods adjacent to Lloyd Farm. McDuffee stated that some of this cut-through traffic already exists which, if it was captured by the new stores, would not significantly change. Mr. Smyre remarked that the neighbors in these areas actively use their streets as public space for social and recreational uses. He said that the proposed plan, because it provides a greenway trail and park-like areas, will provide another opportunity for these residents. He stated that the developer is interested in exploring with the Town the possible addition of traffic calming measures for the existing adjacent residential streets so as to help preserve their character.

The text amendments involve changes to the B4-CZ zoning district, 1) allowing residential uses 2) raising the building height limit from 50 to 65 feet and 3) allowing a narrower road configuration to be used in lieu of the standard Collector Road dimensions. In light of these requests, Mr. Smyre explained that the topography on the site creates a situation where they might need some flexibility with the building height limitations. The request for road width flexibility reflects the developer's desire to have a narrower street which is more pedestrian friendly.

The group then voted:

- 1) For the recommendation adopting the text amendment providing flexibility with respect to street design standards in the B-4-CZ District, to allow multi-family uses in the B-4-CZ District, and to increase the building height limit for multi-family buildings in the B-4-CZ District, along with the recommendation's required findings (the "no-conflict of interest" confirmation and the "consistency with Town Policy" findings): Haac moved to approve, Power's seconded. All voted in favor (6)
- 2) For the recommendation formally rezoning the subject properties (700 Old Fayetteville Rd et al) from R-10 and B-4 to B-4- CZ, along with the recommendation's required findings (the "no-conflict of interest" confirmation and the "consistency with Town Policy" findings): Haac moved to approved, Štolka seconded. All (6) in favor.

The two formal recommendation documents are attached herein.

V. Other Business

Some discussion regarding the Bicycle Plan. Linda recalled that Tina Moon was supposed to be providing some background materials such as an inventory of past projects and the priority list for new projects. Colleen recounted her meeting with the Chapel Hill TAB and the group thought it might be good to invite one of their representatives to attend a meeting to foster better communication between the two towns. The Summer Streets event was briefly discussed; staff said he would look into the best Town contact for the event and relay this back to the TAB.

VI. Adjourn

Barclay made a motion to adjourn the meeting at about 10:30 pm.

VII. Next Meeting: June 16th 2016

It was evident that a quorum would not be available for the TAB's next regularly scheduled meeting.